

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Mid Sussex District Council FAO: Andrew Watt
FROM:	WSCC – Highways Authority
DATE:	9 October 2025
LOCATION:	Land To The West Of 1 - 29 Bowers Place Crawley Down Green Station Road Crawley Down RH10 4HY
SUBJECT:	DM/25/2376 Relocation of children's play area fence and construction of path on edge of village green. Construction of eighteen public car parking spaces within public highway boundary to replace existing footpath and verge.
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	More Information

This application has been dealt with in accordance with the Development Control Scheme protocol for small scale proposals.

This application is for the relocation of children's play area fence and construction of path on edge of village green, construction of 18 public car parking spaces within the public highway boundary to replace existing footpath and verge. The site is located on Bowers Place, an un-classified road subject to a speed limit of 30mph.

The LHA was consulted on a similar application under ref: DM/22/0269 for the construction of 19 parking spaces in this location. The LHA did not raise any highway safety concerns to the proposal following a request for a Road Safety Audit to be completed and subject to a S278 Agreement with the WSCC Implementation team. DM/22/0269 was approved by the LPA however, does not appear to have been implemented.

This application seeks to provide 18 parking spaces using the verge and footpath to the east of the Village Green on Bowers Place. This additional parking is to meet the parking demand within the village centre after a car park survey conducted in 2021 demonstrated that there is a minimum requirement of 20 additional car parking spaces. The off-road public parking will be provided on WSCC Highways land. The proposal intends to relocate the proposed play area fence to accommodate the proposed parking spaces and a footway link to the village green, but does not propose to provide a replacement footway for the whole length of the village green/proposed parking spaces.

The proposed spaces appear to meet minimum dimensions of 2 x 6m as set out in Manual for Streets. The plans indicate that the verge to the south of the proposed parking spaces will be replaced with footway, to provide a widened footway in this location, with bollards to prevent illegal parking. Four build outs with bollards are also proposed at points within the proposed parking area; these are to protect existing utilities. These works would be subject to a S278 agreement with WSCC.

A Road Safety Audit was carried out as part of the previous application (dated March 2022). The latest submission results in changes to the originally proposed drawings with the exclusion of the full length of the replacement footway, exclusion of the proposed verge crossing points and build outs to protect utilities. The latest drawing (WPC25-02 Rev A) has changed significantly since the original RSA was undertaken, therefore for

completeness the LHA would require the audit either recommissioned or a Technical Update Note from the Auditor confirming they have reviewed the latest drawings. Any further comments and recommendations would need to be dealt with in a revised Design Organisation Response in accordance with GG119 parameters.

Please request the above from the applicant and re-consult.

Nicola Elliott
West Sussex County Council – Planning Services